



**Zoning Board of Appeals**  
**80 East Market Street, Rhinebeck, NY 12572**  
**Phone: (845) 876-6296 Fax: (845) 876-5885**

**REVISED - PUBLIC HEARING NOTICE**

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of Rhinebeck will hold a Public Hearing, pursuant to Section 267 of the Town Law, on the Application of:

Welker, Suzanne – Area Variances –Case # 884 – Owner is seeking the following Area Variances to construct an in-ground pool on her property located at 78-84 Lemon Lane, Rhinebeck, NY 12572 : **1.** Permit non-conforming lot size of 1.852 Acres in an existing 10 acre zone; **2.** Front yard setback variance of 10' (existing house is currently 140' from front where 150' is required) ... neither the principal dwelling/garage nor the accessory dwelling meet the required front yard setback of 150 feet, therefore both of these structures require front yard area variances equaling 78 feet (exist sb. = 72') for the principal dwelling on the north side, and a variance equaling 45 feet (exist sb. = 105') for the south accessory dwelling; **3.** Side yard setback variance of 80' (proposed pool is proposed to be situated 20' from side yard where 100' is required); **4.** allow 4 accessory structures where 3 are permitted (3 already exist – pool would add the fourth); **5.** Allow a total of 3,564 sq. ft. of accessory structures where 1500 sf is permitted; **6.** Allow for two garages on the parcel (both are existing, one is attached) where one is allowed; **7.** Allow approx. 5,485 sq. ft. of roofed structures where 1000 sq. feet are allowed; **8.** Allow a detached principal dwelling to be closer (than the height of the taller of the two buildings) to the principal dwelling the height of the principal dwelling (2 story) as to the code requirement that they not be located closer than the taller building. RA10 Zone Grid # 6171-00-488879-0000.

Said Hearing will be held on the 20th day of May, 2015, at 7:55 p.m. in the Town Hall, 80 East Market Street, Rhinebeck, NY 12572.

The Zoning Board of Appeals, at said time and place will hear all persons or their agents in support of this matter, or any objections thereto.

By Order of the ZBA,

Brennan Kearney, Clerk